

TRUSTEES SALE
OF
VALUABLE REAL ESTATE

By virtue of a Decree of the Circuit Court for Frederick County, in Equity, dated July 12, 1941, wherein Harry M. Deater, et. al. are Complainants, and Bradley A. D. Deater, et. al. are Defendants, being No. 14,380 Equity, in said Court, the undersigned Trustee will sell at public sale at the Court House Door in Frederick City, Maryland, on

SATURDAY, AUGUST 16, 1941,
At The Hour Of Eleven O'clock, A. M., all the following described tracts or parcels of real estate of which John E. Deter, late of Frederick County, died seized and possessed, to-wit:

Parcel No. 1. All that parcel of land known as No. 311 West South Street, improved with a frame dwelling house containing four rooms and large attic, and more particularly described as follows: Fronting on the north side of West South Street 27 feet, and running back for an average depth 137.5 feet, to the southern limits of the Housing Authority property. Together with the right of way over the Housing Authority's road to DeGrange Street and Phebus Avenue. Reserving a right of way over the land of this property for the use of the property on the west known as No. 313 West South Street.

Parcel No. 2. All that parcel of land known as No. 313 West South Street, and improved with a brick dwelling house containing six rooms and attic, and more particularly described as follows: Fronting on the north side of West South Street 16.7 feet, and running back for average depth 131.7 feet to the southern limits of the Housing Authority property. Having a rear width of 27.3 feet. Together with the right of way over the roads of the Housing Authority property to DeGrange Street and Phebus Avenue. Also a right of way over the rear of the property adjoining on the east known as No. 311 West South Street.

The two above described parcels being part of the same real estate which was conveyed to John Edward Dieter by deed dated January 7, 1889 from Conrad Ruland and wife, and recorded in Liber W. I. P. No. 6, folio 656, one of the Land Records for Frederick County. See also deed of exchange between John E. Deter and the Housing Authority of the City of Frederick, dated May 25, 1940, and recorded in Liber No. 423, folio 542, one of the Land Records for Frederick County.

These two parcels of land are connected with the sewerage system.

Parcel No. 3. All those lots known and designated as lots Nos. 58 and 59 in Block B and lots Nos. 57, 58, 59 and 60 in Block C as shown on the plat of the subdivision of Catoclin Park, being part of the same real estate that was conveyed to John E. Deter by deed dated November 5, 1927, from G. Leicester Thomas, et. al. and recorded in Liber No. 414, folio 81, one of the Land Records for Frederick County.

Parcel No. 4. All that lot known as lot No. 18 on the plat of Lynch and Orndorff's Addition to Frederick, fronting 38 feet, more or less, on Madison Street, and running back with a uniform width, 160 feet to a 16-foot alley. Being part of the same parcel of land that was conveyed to John E. Deter by Ellen Virginia Moberly and husband, by deed dated February 26, 1906, and recorded in Liber No. 274, folio 85, one of the Land Records for Frederick County.

Terms of Sale as prescribed by Decree of the Court—One-half of the purchase money on each parcel to be paid in cash on day of sale or ratification thereof, the residue in six months, the purchaser or purchasers giving his, her or their notes with approved security, and bearing interest from day of sale.

A deposit of \$200.00 will be required of the purchaser on the first parcel; a deposit of \$200.00 will be required of the purchaser on the second parcel; a deposit of \$50.00 will be required on the third parcel; and a deposit of \$50.00 will be required on the fourth parcel.

Cost of conveyancing and revenue stamps at the expense of the purchaser.

WILLIAM M. STORM,

Trustee

Emmert R. Bowlus, Auctioneer,
d7-23,26,31xd8-5,8,13,15

I (we) hereby acknowledge to have purchased from William M. Storm, Trustee, Parcel No. 1 of the real estate described in the annexed advertisement of sale, at and for the sum of Twenty-five Dollars, and I (we) hereby agree to comply with the terms of sale as prescribed in said advertisement of sale.

WITNESS MY (OUR) HAND(S) AND SEAL(S) ON THIS
16th DAY OF AUGUST, 1941.

WITNESS:
Emmert R. Bowlus
John A. Deter SEAL
Harry Deater SEAL

Lots 58+59 Block B

I (we) hereby acknowledge to have purchased from William M. Storm, Trustee, Parcel No. 2 of the real estate described in the annexed advertisement of sale, at and for the sum of Eighty-four Dollars, and I (we) hereby agree to comply with the terms of sale as prescribed in said advertisement of sale.

WITNESS MY (OUR) HAND(S) AND SEAL(S) ON THIS
16th DAY OF AUGUST, 1941.

WITNESS:
Emmert R. Bowlus
Harry Deater SEAL
Lammie M. Deater SEAL

Lots 57, 58, 59, 60 Block C

I (we) hereby acknowledge to have purchased from William M. Storm, Trustee, Parcel No. 3 of the real estate described in the annexed advertisement of sale, at and for the sum of Twenty-five Dollars, and I (we) hereby agree to comply with the terms of sale as prescribed in said advertisement of sale.

WITNESS MY (OUR) HAND(S) AND SEAL(S) ON THIS
16th DAY OF AUGUST, 1941.

WITNESS:
Emmert R. Bowlus
John A. Deter SEAL
John A. Deter SEAL

I (we) hereby acknowledge to have purchased from William M. Storm, Trustee, Parcel No. 4 of the real estate described in the annexed advertisement of sale, at and for the sum of Two Hundred Dollars, and I (we) hereby agree to comply with the terms of sale as prescribed in said advertisement of sale.

WITNESS MY (OUR) HAND(S) AND SEAL(S) ON THIS
16th DAY OF AUGUST, 1941.

WITNESS:
Emmert R. Bowlus
John A. Deter SEAL
John A. Deter SEAL
Carl H. Roelke SEAL
M. Grace Roelke SEAL